Layout Application - Final Approval Letter

Roc No: 02/2024 Date: 6/25/24 9:57 PM

From:

Village Panchayat

Vinnavadi Panchayat office

To :

Mr.Parimalam and Purushothaman,
D.No: 4B, Ulagalandhar Sannathi Veethi,
Kancheepuram Town,
Kancheepuram District.

Online Application Number: VBIKCXG3

Sir/ Madam,

Sub :

Residential Layout Approval - Tiruvannamalai District – Comprised in Survey No's. 23/4, 23/7B, 23/12, 27/6C, 27/6D1A1A1,27/7A, 27/7B And 27/7C which have an extent of 2.26 acre (or) 9132.00 Sq.m- Layout Approved - Reg.

Ref :

1. Applicant's:Tvl.Parimalam and Purushothaman Online Application Form, Online Application Number :VBIKCXG3/21254/2024,
Dated:09.01.2024.
2. District Town and country planning Office, Tiruvannamalai District Road pattern issued on dated: 06.02.2024.
3. Joint Director, Agriculture Department, Tiruvannamalai District, Letter No.A2/4746/2023 Dated:02.01.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Tvl.Parimalam and Purushothaman and Letter, Gift deed (Local Body& EB) document no:942/2024
dated:06.03.2024.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
14. OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 06.02.2024& 08.03.2024.
15. Applicant's Tvl.Parimalam and Purushothaman OSRA Charges Payment Receipt and Centage Fee Payment Receipt dated:14.03.2024 & 08.03.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.17.Vinnavadi Panchayat Resolution No:20,Dated :05.03.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District –Cheyyar Taluk/ Panchayat Union – Vinnavadi Panchayat / Village – Comprised in Survey No's. 23/4, 23/7B, 23/12, 27/6C, 27/6D1A1A1,27/7A, 27/7B And 27/7C which have an extent of 2.26 acre (or) 9132.00 Sq.m In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 06.02.2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on 06.03.2024 and Vinnavadi Panchayat Resolution No. 20, Dated: 05.02.2024. Hence, this residential layout has been approved with below conditions.

As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/TIRUVANNAMALAI / APPROVAL NO.89/2024 and enclosed with 8 sets of original maps and gift deeded

Registration department office and land survey department for information and appropriate action.

As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website.

As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the

Special Conditions

have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market,

book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be,

in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Layout Approval Fees(Guide line value) – Rs.34320/-

Conditions:

Rule No.11 of the following aspects ;

a) Title or ownership of the site or building.

b) Easement Rights.

c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials use.

e) Quality of building services and amenities the construction of building.

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfillment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, approval given to the layout will be cancelled by the Vinnavadi panchayat Executive officer / president without any prior notice.
13. A copy of the plan approved by the Town and Country Planning department along with a copy of this order and Local Body Layout approval shall be compulsorily supplied to the purchasers while selling the plots for sale.
14. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
15. If any false or malpractices in the Documents Submitted by the applicant are found, the Layout approval would be cancelled by the Vinnavadi panchayat Executive officer / president without prior intimation to the applicant
16. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the Layout Approval will be cancelled by the Vinnavadi panchayat Executive officer / president without prior intimation.

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
2. The Sub-Registrar,
Joint-2 Cheyyar Registrar Office,
Tiruvannamalai District.
3. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
4. The District Collector,
District Collectorate Office,
Tiruvannamalai District.
5. The Assistant Director (Panchayats),
Tiruvannamalai District.
6. The Tahsildar,
Cheyyar Taluk Office,
Tiruvannamalai District.

Enclosure
1.Layout original map and Condition – 2 set

Signature valid
Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.06.25 21:57:09
Village